

AGENDA ITEM XII-A

Consideration of requests for Board approval of construction projects

Institutions have requested approval or evaluation of 22 projects with costs totaling \$71.1 million:

- One project is for Board approval totaling \$22.5 million.
- The Committee on Campus Planning has acted since the January Board meeting on five construction projects totaling over \$27.5 million.
- The Commissioner will have acted on 16 additional construction and land acquisition projects totaling over \$21.1 million before the April Board meeting.

The cost of new construction projects on the agenda accounts for 69.4 percent of the total cost of all the proposed projects. Repair and rehabilitation projects constitute 29.6 percent of the total. The remaining 1.0 percent takes the form of land purchases.

The next page contains a list of abbreviations used throughout this section of the agenda and a table describing the Campus Planning approval authority.

Campus Planning Commonly Used Abbreviations

ADA – Americans with Disabilities Act
CFC – Chlorofluorocarbon
E&G – Educational and General
FY – Fiscal Year
GSF – Gross Square Feet
HVAC – Heating, Ventilation, and Air-Conditioning
NASF – Net Assignable Square Feet
R&R – (Major) Repair and Rehabilitation
TRB – Tuition Revenue Bonds

Campus Planning Approval Authority

Category	Authority
Purchase of Real Property	Commissioner approval if less than \$300,000 Committee approval if \$300,000 to \$5 million Board approval if over \$5 million
New E&G Construction	Commissioner approval if \$5 million or less Committee approval if between \$5 million and \$10 million Board approval if \$10 million or greater
R&R of E&G Space	Commissioner approval if \$5 million or less* Committee approval if over \$5 million
Auxiliary Enterprise Projects	Commissioner approval if less than \$10 million* Committee approval if \$10 million to \$20 million Board approval if over \$20 million
Tuition Revenue Bond Projects	Commissioner evaluation

* Commissioner's approval subject to prior certification by institution's governing board that Board-specified criteria are met.

Note 1: The Commissioner has the option of referring a project to the Committee on Campus Planning or to the Board, and the Committee on Campus Planning has the option of referring a project to the Board.

Note 2: New construction projects costing less than \$1 million and repair and renovation projects costing less than \$2 million are exempt from Board approval.

**1. The University of Texas Health
Science Center at Houston**

Seeking Board Approval: April 2004

Project: Construct Student Housing Expansion
Project Cost: \$22,500,000
Source of Funds Bonds: Other Revenue Bonds (Housing Revenue)
RECOMMENDATION: Approval

Closing the Gaps Goals: Participation and Success

This project would affect the goals of participation and success by providing affordable housing in proximity to educational facilities.

Authority: *Rule 17.4(h)(3) Board approval is required for auxiliary enterprise projects costing more than \$20 million.*

Project Description:

The University of Texas Health Science Center at Houston is seeking approval to add an additional apartment complex to its existing set of buildings. The new complex would include:

- 10 four-story buildings containing 316 units (approximately 340 beds);
- a conference room;
- a mailroom;
- a refreshment room;
- a game room;
- a volleyball court; and
- a four-story parking garage to provide approximately 400 spaces for apartment dwellers.

The proposed units will house single and married students. Each unit would contain a living area, dining area, kitchen, bathroom, and bedroom. Three sizes of units would be available: a 600 GSF one-bedroom unit, a 680 GSF one-bedroom unit, and a 1,050 GSF two-bedroom unit.

The new housing complex would be constructed west of the institution's existing apartments and in close proximity to its recreation center. Relocation of two tennis courts, two basketball courts, and some surface parking are included in the project cost.

Project Evaluation:

According to the housing survey submitted to the Coordinating Board for fall 2003, there are 716 existing beds on campus. Housing occupancy is at 100 percent. The institution states that its current housing waiting list averages 200. This project would provide for an excess of 116 beds on the campus.

The institution states that its existing 500-unit apartment complex is 23 years old. The campus master plan calls for its demolition over the course of a four-phase housing plan. This project, the first phase of this plan, would permit concurrent operation of both communities for an unspecified period of time, allowing for surplus cash flow from the existing housing facility to be used to accelerate equity accumulation in the new phase.

This project meets the Board's standards for space need, cost, efficiency, deferred maintenance, and critical deferred maintenance. Utilization is not calculated for health-related institutions.

This project is ranked 10th of 33 on the institutions MP1 report.

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